



The Town of Hilton Head Island Regular Public Facilities Committee Meeting

Tuesday, July 3, 2012

2:00 p.m.

Benjamin M. Racusin Council Chambers

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers during the Meeting

- 1. Call to Order**
- 2. Freedom of Information Act Compliance**
Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 3. Committee Business**
 - Approval of Minutes from June 5, 2012
- 4. Unfinished Business**
- 5. New Business**
 - Mitchelville Preservation Project
 - SHARE Center
- 6. Adjournment**

Please note that a quorum of Town Council may result if four (4) or more of Town Council members attend this meeting.

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TOWN OF HILTON HEAD ISLAND PUBLIC FACILITIES COMMITTEE

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Date: June 5, 2012

Time: 2:00 P.M.

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Members Present: George Williams, Bill Harkins, Bill Ferguson

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Members Absent: Kim Likins

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Staff Present: Steve Riley, Scott Liggett, Susan Simmons, Jeff Buckalew, Jill Foster, Nicole Dixon, Darrin Shoemaker, Jennifer Lyle, Galen Knighten, Erica Madhere

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Others Present: Ken Heitzke, *Councilman*, Brad O' Keefe and Kelly Ferda, *South Island Public Service District*

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Media Present: None

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1. Call to Order.

The meeting was called to order at 2:00 P.M.

2. FOIA Compliance:

Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

3. Committee Business:

1. Approval of Minutes: May 1, 2012

Councilman Harkins moved to approve the Minutes of May 1, 2012. Councilman Williams seconded. Councilman Ferguson abstained as he was not present at the May 1, 2012 meeting. The Minutes of May 1, 2012 were unanimously approved.

4. Unfinished Business: None

5. New Business

• South Island Public Service District Well Site – Palmetto Bay Road

Nicole Dixon, Senior Planner advised she has been working with the South Island Public Service District (SIPSD) to obtain easements for the new water storage well for their site off of Palmetto Bay Road. Staff recommends the Public Facilities Committee endorse the easement and land purchase requests made by the SIPSD for their new well site and recommend approval to Town Council.

In December, 2011 Town Council granted temporary construction easements as well as a 100' permanent pollution free radius easement to the SIPSD. Part of the 100' pollution free radius was encroaching onto the property to the west and north of the SIPSD owned property, Palmetto Bay Villas, a multi-family development. The SIPSD has been unable to get the HOA to sign off on this easement.

In an effort to continue with the new well project at the existing water tower site, the SIPSD wishes to purchase .21 acres of Town-owned property to the south and east of where the well site is proposed, to shift the well location over so that the 100' pollution free easement doesn't encroach onto the Palmetto Bay Villas property.

There is a freshwater wetland that encroaches into the temporary construction easement and the 100' permanent pollution free radius easement, but the proposed site plan demonstrates that the applicant will meet the wetland buffer requirements that are outlined in LMO Section 16-6-204. There are no specimen sized trees in this area that would need to be removed for this project.

Staff is unaware of any future proposed use of the subject Town property, but does not find that the purchase of the .21 acres of the Town-owned land would prohibit the property from being developed in the future.

After a brief discussion, Councilman Harkins moved the Public Facilities Committee endorse the easement and land purchase request made by the SIPSD and recommend same to Town Council for consideration.

- **Acquisitions of Private Road Rights of Way**

Jeff Buckalew, Town Engineer, advised that as part of the Town's Capital Improvements Program, staff shall pursue the acquisition of two private roads this fiscal year. Staff recommends these two roads be acquired based on a ratings analysis of the existing private roads on Hilton Head Island. If these are acquired, staff shall subsequently recommend they be dedicated to the County for rehabilitation and perpetual maintenance. We have ranked the roads and the top two candidates this year are Wiley Road and Outlaw Road.

The primary objective of this program is to acquire rights of way on selected private roads, with the intent of transferring these roads to the County for improvements and maintenance as necessary. These acquisitions are prioritized based on a rating scheme which emphasizes public safety, condition of the road and the number of dwellings served. \$25,000 has been budgeted for acquisition only. This entails the survey and legal costs necessary for acquisition and is not intended for compensation to property owners or physical infrastructure improvements.

The County has recently paved two former dirt roads on Hilton Head Island – Ned Court and Jessica Drive. These road rights of way were acquired by the Town under this program and later addressed by the County's dirt road paving program. Other private unpaved roads recently acquired by the Town include: Bayberry, Cassina, Dogwood, Elderberry, Firethorn, Sea Oak, Juniper, Laurel, and Blazing Star Lanes.

Councilman Ferguson stated that about 5-6 years ago Town Council passed a Resolution indicating that if we cannot get 100% of the property owners to agree to turn over their easement on these roads that we will use condemnation proceedings and asked Mr. Buckalew if he sees that in the near future being utilized. Mr. Buckalew advised that recent efforts to acquire Allen Road and Rhiner Drive have been unsuccessful to date due to the number of heirs, the property owner's lack of cooperation, or desire to dedicate the right of way and they are bound for condemnation due to the complexities and heirs rights and trying to get everyone to agree.

Councilman Harkins asked Councilman Ferguson what the reaction in the community is when the word condemnation is used. Councilman Ferguson advised there are mixed emotions as the majority of the property owners would like to have their roads paved and are in a quagmire

because you have a minority living on these roads that do not want anything done minus some type of compensation. I think the term compensation is the key word with some people, but not the majority.

Councilman Ferguson moved the Public Facilities Committee make a recommendation to Town Council to accept staff's recommendation on the road issues and get these roads paved in the near future with the understanding that condemnation proceedings is still a tool that should be utilized in special cases. Councilman Harkins seconded. The motion passed unanimously.

Ms. Fran White stated she has been a resident of Hilton Head Island for 10 years after having come here yearly for 44 years. Ms. White stated the issue is fair compensation. I get the impression that the Town of Hilton Head Island feels that people who own property should give the property without just compensation. That issue has been a long running issue. Councilman Ferguson is correct that there is minority of people who are against it as they see the issue as being compensation. I urge the Town to be part of the 20th Century and not shy away from offering a fair value for the land that is needed to do the rights of way.

Councilman Ferguson asked that Ms. White's comments be included in the Minutes of this meeting.

- **Dedication of Town Roads to Beaufort County**

Jeff Buckalew stated staff recommends the Town dedicate certain road rights of way to Beaufort County for perpetual maintenance. Since its incorporation, the Town of Hilton Head Island has acquired several private rights of way. The current inventory of Town maintained roads includes 50 roads; totaling 11.60 miles. It has been the policy of the Town to ultimately turn ownership of these acquired roads over to the County for ongoing maintenance and improvements. We are recommending 31 of those roads to Beaufort County (Exhibit "A".) There are 19 roads, totaling 4.20 miles, that staff recommends the Town retain. Some of these lie within Town properties and are not encumbered by a recorded right of way and some involve pending Town projects and will be dedicated in the future.

This is a two step process – if Town Council agrees to offer the dedication of the roads to the County, the County must accept the dedication. We cannot predict how they will vote.

Mr. Buckalew advised that there was one more road he wanted to add to the list to be dedicated to the County. That road is Nature's Way and he apologized for it not being on the list.

Councilman Williams questioned whether Nassau Street (which is on the list to be dedicated to the County) should be on the list if there were plans to extend it in connection with the Coligny redevelopment. Mr. Buckalew stated it would look into it and if it were the case he would take it off the dedication list.

Fran White asked how these roads were chosen to be taken over for maintenance by the County. Mr. Buckalew stated we do not have a devoted road maintenance program in our budget and the County has a Public Works Department and have programs to do that type of work. These roads are roads where we have no pending projects or no Town facilities currently being served.

Councilman Harkins moved the Public Facilities Committee recommend to Town Council that we dedicate certain road rights of way to Beaufort County for perpetual maintenance as delineated in Exhibit "A" with the change of adding Nature's Way to the list and deleting Nassau Street. Councilman Ferguson seconded. The motion passed unanimously.

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153 • **Power Alley Right of Way Acceptance from SCDOT**

154 Mr. Buckalew advised that staff recommends the Public Facilities Committee endorse
155 the Town's acceptance of the maintenance responsibilities and ownership of the right-
156 of-way for Power Alley to Town Council. This road is currently maintained by the
157 South Carolina Department of Transportation as part of the State highway system.
158

159 Power Alley is a State maintained road that is 0.18 mile long and lies within a 50 foot
160 wide right of way. The road runs from Mathews Drive, crossing Electric Avenue and
161 dead ends at the gated entrance to the Central Electric Power Coop substation. There
162 are persistent on-street parking and drainage problems along this road from Mathews
163 Drive to Electric Avenue. The SCDOT resurfaced the entire road in 2008, so the
164 pavement is in good condition. The Town is currently preparing plans for a TIF district
165 CIP project which shall provide on-street parking that is compliant with the Land
166 Management Ordinance and also includes roadway and storm drainage improvements.
167 Power Alley is included in this project's limits. In order to facilitate the improvements,
168 the SCDOT has recommended the Town accept maintenance responsibilities. Without
169 accepting the maintenance responsibilities for this road, it is unlikely the Town will be
170 able to make the desired parking improvements along Power Alley. Once the streets
171 are rehabilitated and the non-compliant parking is remedied, the Town may elect to
172 dedicate these roads to Beaufort County for perpetual maintenance.
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174 Councilman Harkins moved that the Public Facilities Committee endorse the Town's
175 acceptance of the maintenance responsibilities and the ownership of the right of way for
176 Power Alley to Town Council for their consideration. Councilman Ferguson seconded.
177 The motion passed unanimously.
178

179 **6. Adjournment:**

180 Councilman Ferguson moved to adjourn. Councilman Harkins seconded the motion. The
181 meeting was adjourned at 2:52 p.m.
182

183 Respectfully Submitted,
184

185
186 _____
187 **Karen D. Knox**
188 **Senior Administrative Assistant**



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Public Facilities Committee
VIA: Charles F. Cousins, AICP, *Community Development Director*
VIA: Shawn Colin, AICP, *Comprehensive Planning Manager*
FROM: Jayme Lopko, AICP, *Senior Planner*
DATE: June 25, 2012
SUBJECT: Mitchelville Preservation Project (MPP)

Summary

The MPP Board would like to update the Public Facilities Committee on the progress they have made in the past year as well as discuss a proposed path forward. A list of accomplishments and a draft business plan have been included for your information.

Background

The MPP appeared before the Town Council on September 7, 2010 where the Town Council voted to support leasing Fish Haul Creek Park to MPP contingent upon finalizing a master plan and showing the financial ability to implement via construction and long term management of the facility.

Since that time MPP has been planning the content of the park, fundraising, and educating the public about the importance of the Mitchelville. An educational forum was held in October of 2011 and the MPP collaborated with the Chamber's Leadership Class on their project to build a gathering place and kiosk with signs detailing the history and significance of Mitchelville. This project was completed in June of 2012 with a ceremony dedicating the improvements.

LINKING THE PAST TO OUR FUTURE

The Mitchelville Preservation Project



Our Mission:

To replicate, preserve and sustain an historically significant site and to educate the public about the sacrifice, resilience, and perseverance of the freedmen of Mitchelville, which in 1862 was the first self-governed town of freed slaves in America.

2011 Accomplishments

- Secured over \$100,000 in donations and grants (2010-2011);
- Accepted _____ MPP memberships;
- Hired lead consultant (D. Mack) for site & program planning;
- Developed and distributed an MPP newsletter;
- Subject of feature article in July issue of *US Airways* magazine;
- Received “right of entry” to site from the Town of Hilton Head Island;
- Completed preliminary master plan for “The Historic Mitchellville Freedom Park”;
- Developed audio-visual aids for presentations;
- Selected the Mitchellville Preservation Project logo;
- Held numerous presentations before community/community service groups;
- Developed and distributed official binders for board members;
- Approved a vision statement and a mission statement;
- Completed and began implementation of the first strategic plan;
- Received the first tour of Mitchellville exclusively for an overnight stay by out-of-state visitors;
- Received initial training on board responsibilities;
- Secured office space;
- Completed a consolidated plan for organizational budget needs;
- Completed, under contract with the University of South Carolina, an impact study;
- Activated three new committees: Personnel, Communications, Compliance/Audit
- Developed and distributed a membership form for receiving future donations;
- Entered into a contract with an advertising/marketing firm to produce “branding” materials and materials to improve the MPP donor base.

Mitchelville Preservation Project 2012 - 2013 Business Plan

Executive Summary

Mitchelville is the story of people. It is a South Carolina story that supports and strengthens the American ideals of independence and freedom. It is a powerful story that is an important part of American History. Mitchelville was the first settlement of freedmen in America. It was the first self-governing community of freedmen, who built homes on neatly arranged streets, elected officials, developed laws, built an economy, and began educating their children. The residents of Mitchelville began to create a culture that would give new meaning to the ideal of freedom for generations to follow.

The Vision of the Mitchelville Preservation Project is to develop and create an internationally-recognized destination experience that tells the story of the first self-governed freedmen's town.

The Historic Mitchelville Freedom Park will be a multi-dimensional celebration that includes historical, cultural, social, political, economic and spiritual components. Parts of the original town will be recreated, and there will be ever changing learning opportunities in the form of revolving exhibits, lectures, forums, tours and cultural programs.

The re-creation of Mitchelville will allow visitors to envision this historic town as it existed in the 19th century. The site, with its pristine island atmosphere, will become the Lowcountry's jewel Civil War attraction. It will attract visitors from around the world to South Carolina and will educate and enlighten guests to the historic contributions the brave and courageous people of Mitchelville made to the heritage of freedom in America.

The first construction project at Freedom Park is now complete. This new kiosk welcomes visitors with interpretive panels that explain the history and way of life of the historic town of Mitchelville.

Now we are ready to bring our complete Mitchelville Preservation Project vision to life. The following information will address in detail the next steps necessary to achieve the Mitchelville Preservation Project vision, including the development of a comprehensive project master plan, fund-raising, and marketing

Key Initiatives for 2012-2013

Development of Project Master Plan

Task 1: Community Involvement & Buy-In

Task 2: Establish Constraints & Parameters

Task 3: Development of Constrained Plan.

Task 4: Final Master Plan Recommendations

Fund Raising

Raise the Capital to Implement the Plan

Marketing

Attract Visitors to HHI to Experience Mitchelville.

Task 1: New Marketing Materials

Task 2: New Web Site

Plan Development

Task 1 (2 months): Community Involvement and Buy-In

Engaging the community and its leaders will be a key component of the plan. Meetings will be held to review and refine project goals, objectives and schedules, and to garner input from appropriate stakeholders. Meetings may include the following participants:

Project Steering Committee
Mitchelville Preservation Project Committee
Town of Hilton Head Island Mayor and Council Members
Beaufort County Council Members
Planning Commission Members
Town and County Staff
Rural and Critical Lands Program Managers
Penn Center, Gullah, and Heritage Trail Representatives
Other Key Community Leaders and Stakeholders
Historic and Cultural Resource Agency Representatives (on local, state, regional, and national levels)

Additionally, as part of this input phase, case study sites and facilities within the region will be identified, and tours will be conducted to observe who else is doing what we are doing and how they are doing it. We will observe other, similar projects to see who else is offering them, where they are being offered, and to assess whether or not the projects are viable and working.

Task 2 (4 months): Establish Constraints and Parameters

Task 2 will provide for the assessment of existing conditions and conducting in-depth research research, surveys and studies necessary to fully understand the parameters and constraints that will determine what is possible for Mitchelville.

Digital base maps and surveys will be prepared to show existing conditions such as trees, previous dig sites and archaeology findings, wetland boundaries, existing flood zones, existing structures, streets, roads, parking, sidewalks, leisure trails, utilities, water, sewer, storm drainage and power lines.

Geotechnical investigations, soil borings and analysis will be conducted, and existing aerial photography from Town of Hilton Head Island will be acquired along with

existing zoning and land use regulations, and updated surveys of existing parcel boundaries with acreages and parcel ownership including Town-owned land.

Armed with a complete and comprehensive knowledge of existing conditions, historic and cultural resource research will begin with a summary narrative from previous research. Additional history from previous research -- including Mitchelville's historic structures and surrounding historic structures -- will be compiled, and all historic research will be reviewed with planners and architects to guide master plan development. This comprehensive research will also be shared with teams developing exhibit design and interpretation programs.

Next, archaeological research will uncover the pattern of development in the historic Town of Mitchelville including the location of the roads/paths and residences and civic structures. Initial high priority and on-going archaeological digs will also be conducted to clear the site for future construction.

Finally, we will create site opportunities and constraints maps to illustrate natural conditions such as flood zones, topography, wetlands, vegetation, and opportunities for interpretation. The maps will also illustrate existing storm drainage patterns, water and sewer facilities, roads, parking facilities, access points and opportunities, as well as existing pedestrian and bicycle facilities, access and linkages. Also included will be on-site historic assets and interpretation opportunities, such as former Town of Mitchelville streets, residences, structures and other sites, and pre-history sites and resources for interpretation opportunities, surrounding land uses and historic resources, and program connections to Gullah Trail and other regional opportunities.

All Task 2 findings will be reviewed with the Project Steering Committee and Key Stakeholders.

Task 3 (3 months): Development of Constrained Plan

Now that we know exactly what we're dealing with and are aware of the existing limitations and parameters, we can develop a plan that will work successfully under these constraints.

A two-day Planning & Design Workshop will be conducted to initiate the preparation and evaluation of historic and cultural programs and planning options. This workshop will be attended by our Consultant Team members, Steering Committee members, TOHH representatives, and other key stakeholders.

Following the workshop, a list of master plan concepts will be prepared. Major themes for interior and outdoor exhibits will be presented. Proposed buildings, parking,

pathways, outdoor gathering spaces, bicycle and pedestrian facilities will be planned. Entry features and identity improvements to strengthen destination and sense of place will also be presented, and the possibilities of public art on site, community use of the park, access to marsh dock and beach and public gathering spaces will be explored.

The master plan concepts will include alternatives for both indoor and outdoor exhibits, including recommendations for images; artifacts, interactivity, media and use of technology; artifact/ archival exhibit treatments, wall and ceiling treatments, and ADA compliance.

Audience and Market Research will define likely audience types and segments and will gauge audience interest in potential museum-type experiences. Economic and Business Planning will be based on market assessments to evaluate demand for proposed museum programs and activities.

A detailed Business Plan reflecting operations and maintenance costs, revenue, earned income, and staffing needs will be prepared, along with strategies for funding and income streams, marketing and public relations.

Task 4: (2 months) Final Master Plan Recommendations

A consensus Master Plan will be finalized based on input received from interim review. Capital improvement cost estimates for facility improvements will be prepared for all components of the Master Plan. The Final Master plan will be reviewed with the Project Steering Committee meeting and will be presented at a workshop with the Hilton Head Island Town Council and at a Key Stakeholder open house. Based on these reviews, a Final Master Plan report, documenting planning process and planning recommendations, will be provided.

Now, with a completed Master Plan, the project can move to build out and execution.

Fund Raising

Strategy:

Fundraising will activities will be conducted in a well planned, strategic manner that will maximize the opportunities to fund the project. The project has enjoyed widespread support from many diverse groups, including recent support at the state level in the form of a CIP grant. Efforts in the coming year will further focus and refine our efforts on several levels, each requiring a unique approach.

Fundraising activities for 2012-2013 will include the following:

1. Meet with community leaders to “re-fresh” the Mitchelville story
2. Identify Potential Donors and Sources of Funds. This will include coordinating and combining donors (community) lists, then assigning donor teams (Committee, Board Members, Community Personnel) to make pitches to current and potential donors.
3. Fund Raising will take place on several different levels:
 - A. Local: Apply for and secure ATAX funding. Local fundraising efforts may include a private gala event, local music and cultural events, and house parties.
 - B. State: Identify pots of money that exist on the state level and apply to get that money. Grant writing will be key. State Funds might come from Parks & Recreation grants, and Historical Preservation grants.
 - C. Federal: Identify pots of money that exist on the federal level and apply to get that money. Federal funds might come from the Department of the Interior (National Parks) and Historical Preservation grants for structures and artifacts
 - D. Private Partnerships: We will seek and develop private partnerships that will help tell the Mitchelville story in educational realms. This could include an e-book, documentaries and TV shows.

Fundraising goals are to fully fund the annual operating budget and to fund the initial capital campaign.

Marketing

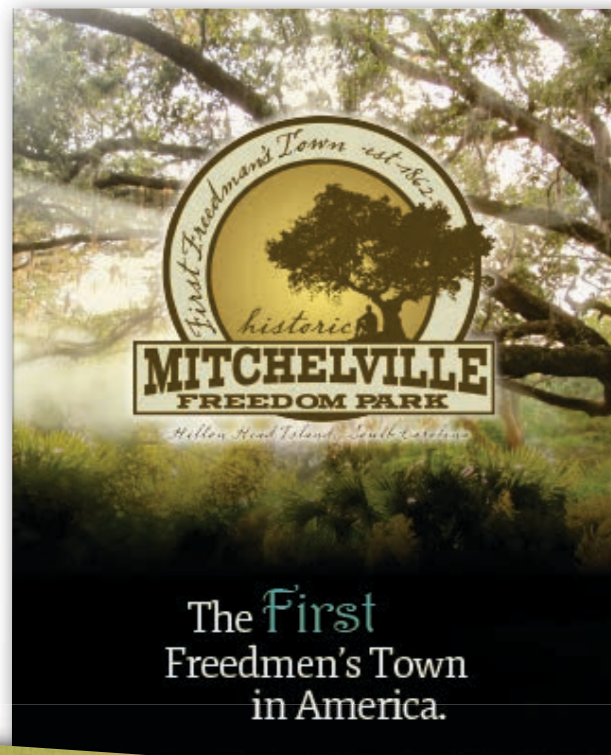
Now that we have a dramatic and important story to tell and a fabulous future destination to sell, it's time to tell it and sell it! New marketing materials are being developed to drive visitors to Freedom Park and get involved with the project. These materials will present the Mitchelville story of freedom, outline the Mitchelville Preservation Project's vision for the future, and provide potential visitors with an invitation and directions to Mitchelville.

The economic impact on our community is a significant component of the Mitchelville Preservation Project. We will begin to roll out professionally designed materials that will draw visitors to the area. Local tours will be encouraged, local hospitality businesses will be encouraged to participate, and a very strong visitor message will continue to be developed.

A new web site is nearing completion and will present information that will begin to capture the imagination of future visitors and potential supporters:



An overview brochure will also encourage tours and visitation:



And a new rack card will be distributed:



Addendum 1:

| | | | | | | | |
|---|--|--|--|--|-----------|--|------------------|
| Mitchelville Preservation ProjectE | | | | | | | |
| 2012 BudgetE | | | | | | | |
| REVENUE | | | | | | | |
| Local GovernmentB | | | | | | | |
| | TownB | | | | \$35,000E | | |
| | CountyB | | | | 100,000E | | |
| State GovernmentB | | | | | | | |
| | PR&TB | | | | 10,000E | | |
| Federal GovernmentE | | | | | 100,000E | | |
| Private SourcesB | | | | | | | |
| | DonationsB | | | | 25,000E | | |
| | Corporate DonationsB | | | | 20,000E | | |
| | FoundationsB | | | | | | |
| | CommunityB | | | | 25,000E | | |
| | Historic PreservationB | | | | 20,000E | | |
| | Cultural and ResearchB | | | | 20,000 | | |
| | BoardB | | | | 10,000E | | |
| Special EventsB | | | | | 45,000E | | |
| Total RevenueB | | | | | | | <u>\$410,000</u> |
| EXPENSE | | | | | | | |
| Salaries & WagesB | | | | | | | |
| | Executive DirectorB | | | | 65,000E | | |
| | AdministrativeB | | | | 15,000E | | |
| General and AdministrativeB | | | | | | | |
| | Fund DevelopmentB | | | | 20,000E | | |
| | Legal and AccountingB | | | | 9,000E | | |
| | Marketing & CommunicationB | | | | 30,000E | | |
| | Office, Postage and PrintingB | | | | 8,000E | | |
| | Rent and PhoneB | | | | 1,000E | | |
| | Special Events B | | | | 40,000E | | |
| | Insurance (D&O, etc)B | | | | 3,000E | | |
| | MembershipsB | | | | 1,000E | | |
| | Community Foundation of LCB | | | | 6,500E | | |
| | Strategic PlanningB | | | | 2,500E | | |
| Master Plan ExecutionB | | | | | | | |
| | Phase IB (Conceptual Master Plan Development)B | | | | 146,000E | | |
| | Phase IIB Operations and capital improvementsB | | | | 60,000E | | |
| | Kiosk (Leardership Project)E | | | | 3,000E | | |
| Total ExpenseB | | | | | | | <u>410,000E</u> |

Consultant Team Fee Estimates

Addendum 2:

TOWN OF HILTON HEAD ISLAND

Community Development Department

| | |
|-----------------|-------------------------------------|
| TO: | Public Facilities Committee |
| FROM: | Jill Foster, Deputy Director |
| DATE | June 14, 2012 |
| SUBJECT: | SHARE Center |

Recommendation: That the Public Facilities Committee recommend to Town Council, approval of partial use of the building located at 58 Shelter Cove Lane (otherwise known as the Lifespan Building) for the SHARE Center. Also, we are requesting that this item be reviewed and determined at the July 3 Town Council meeting in order to avoid a one month delay (due to only one Town Council meeting in July).

Summary: In 2012, the Town purchased the building located at 58 Shelter Cove Lane for the new location of the Beaufort County Sheriff's Office (BCSO). Part of this building has a separate 3,000 square foot unit (Unit L) that is not needed by the BCSO, but would fit the purposes of the SHARE Center after renovations. In a letter to the Town dated April 25, 2012, the Island Recreation Center Board of Directors indicated agreement and support in relocating the SHARE Center to this new location. (See Attached.)

The Hilton Head Island Medical Center currently has a lease for Unit L, even though they are not occupying the space. The lease ends December 2012. The Town is discussing the lease situation with the Medical Center while the Island Recreation Center is pursuing the possibility of a partnership with the Medical Center for program opportunities at the SHARE Center.

Estimated cost renovations for the SHARE Center portion of the building is \$110,000.

Background: The SHARE Center is currently located at 6 Office Way in a 2,500 square foot rented unit. The Island Recreation Center and the Town jointly manage the Center. The SHARE Center and the Island Recreation Center have requested relocation of this facility for program expansion and membership increase. In 2011, the Town contracted with Lee and Parker to conduct a feasibility study to determine if the SHARE Center, among other facilities, could be relocated to the current Island Recreation Center, or to an existing space in a different location. The Study determined that to make a better success of the SHARE Center, a new 6,000 square foot space should be renovated in a shopping center unit. The Study also indicated that, for cost savings, the Town should own the SHARE Center space rather than continue with a lease agreement.



HILTON HEAD ISLAND RECREATION ASSOCIATION, INC.

BOARD MEMBERS

Mike Manesiotis, President
Susan Weber, Vice President
Bubba Gillis, Treasurer
Kyle Theodore, Secretary
Alan Perry, Past President
John Brighton, Past President

April 25, 2012

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Elizabeth Jumper
Peter Keber
Jim Loniero
Dana Millen
Linda Nelson
Marty Pauls
Anthony Serpe
Bob Stevens
Barry Taylor
Jennifer Woods

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Executive Director

20 Wilborn Road
P.O. Box 22593, Hilton Head Island, SC 29925
843-681-7273 • FAX 681-3754
www.islandrecenter.org
email: info@islandrecenter.org

To: Honorable Mayor Laughlin
Town Council
Steve Riley, Town Manger

CC: Parks and Recreation Commission

From: Hilton Head Island Recreation Association
Suzan Weber, Board President *SW*

RE: New SHARE Senior Center Location

The Association's Board of Directors is extremely excited to have the opportunity to move the SHARE Senior Center to the new building being purchased by the Town. Without a doubt this allows the Association to improve the programs we offer to our current participants at SHARE, along with creating the ability to expand the activities we provide to the community.

We are looking forward to working with the Town Council and staff, along with the participants at SHARE, to develop this new opportunity for our Island residents.

We greatly appreciate all the opportunities the Town has entrusted to us over the many years of our partnership.